

**Minutes of the Planning Commission Regular Meeting of Tuesday, April 18, 2017
Planning Commission, Council Chambers, One Twin Pines Lane, Belmont, CA**

ROLL CALL 7:00 P.M.

Planning Commission members Present: Simpson, Hendrix, Mates, Majeski, Meola, McCune (teleconference)

Planning Commission members Absent: Goldfarb

Staff Present: Community Development Director de Melo, City Attorney Rennie, Principal Planner DiDonato, Senior Planner Gill, Assistant Planner Dietz, Contract Planner Conley, and Executive Assistant Plut

PLEDGE OF ALLEGIANCE

Led by Chair Mates.

COMMUNITY FORUM ON ITEMS NOT ON THE AGENDA

No requests to speak received.

COMMISSIONER ANNOUNCEMENTS / AGENDA AMENDMENTS

City Council Meeting of April 25, 2017 Alternate-Commissioner Simpson will attend.

CONSENT CALENDAR

Vacant Lot on Arthur Avenue (APN: 044-242-050)

Single Family Design Review & Floor Area Exception – New Single Family Dwelling
Request for Extension of Approval (Application No. 2017-0018).

ACTION: On a Motion by Commissioner Simpson, Seconded by Commissioner Majeski, the Consent Calendar was approved.

PUBLIC HEARING

1919 OAK KNOLL DRIVE - (CONTINUED FROM APRIL 4, 2017 PLANNING COMMISSION MEETING) SINGLE FAMILY DESIGN REVIEW TO CONSTRUCT A NEW 3,438 SQUARE FOOT SINGLE-FAMILY RESIDENCE FOR THE SITE (3,500 SQ. FT. MAXIMUM BUILDING SIZE PERMITTED). (APPL. NO. PA2016-0062) APN: 044-172-510;

Chair Mates confirmed that no one on the Commission had ex-parte communications regarding this project; several commissioners noted that they visited the site, and no conclusions were made.

Senior Planner Gill summarized the staff report; he noted that the Commission directed staff to work with the applicant to resolve the issue of installation of sidewalks. He outlined the project conditions and provided background information regarding modifications made to the conditions of approval pertaining to installation of sidewalks.

Chair Mates opened the Public Hearing; no one came forward to speak. The Public Hearing was closed.

Commissioner deliberation on the amendments to the conditions of approval pertaining to the installation of sidewalks yielded support for the project.

ACTION: On A Motion By Commissioner Majeski, Seconded By Commissioner Simpson Approving A Single Family Design Review with amended conditions of approval At 1919 Oak Knoll Drive (Appl. No. PA2016-0062).

Passed 6/1 (Goldfarb absent)
Resolution 2017-10

PUBLIC HEARING

2116 LYON AVENUE - SINGLE FAMILY DESIGN REVIEW TO CONSTRUCT A 1,647 SQUARE FOOT SINGLE-FAMILY ADDITION TO THE EXISTING HOME (3,432 SQ. FT. MAXIMUM BUILDING SIZE PERMITTED). (APPL. NO. PA2016-0049) APN: 044-012-110

Chair Mates confirmed that no one on the Commission had ex-parte communications regarding this project; several commissioners noted that they visited the site, and no conclusions were made.

Contract Planner Conley summarized the staff report, outlined the project description, provided background information, and recommended approval of the project.

Chair Mates opened the Public Hearing, no one came forward to speak. The Public Hearing was closed.

Commission discussion ensued regarding the project.

In response to Commission questions, Mr. Ghafari, Project Designer/Architect, stated that the nonconforming wall was kept for foundation purposes and to keep the cost of excavation reasonable. Subsequent Commission deliberation on the project yielded support.

ACTION: On A Motion By Commissioner Simpson, Seconded By Commissioner Meola Approving A Single Family Design Review At 2116 Lyon Avenue (Appl. No. PA2016-0049).

Passed 6/1 (Goldfarb absent)
Resolution 2017-13

Public Hearing - 3918 Christian Drive - Continued

Community Development Director noted that the square footage for the proposed project changed after the mailing of the Public Notice.

ACTION: On a Motion made by Commissioner Majeski, seconded by Commissioner Meola that the item for 3918 Christian Drive, Single Family Design Review to construct an 858 square foot upper floor addition to the existing home. (Appl. No. PA2016-0068) APN: 043-333-040 be continued to the regular Planning Commission Meeting on May 2, 2017.

Passed 6/1 (Goldfarb absent)

PUBLIC HEARING

2110 PULLMAN AVENUE - SINGLE FAMILY DESIGN REVIEW TO CONSTRUCT A 1,042 SQUARE-FOOT ADDITION FOR A TOTAL OF 3,463 SQUARE FEET FOR THE RESIDENCE. (APPL. NO. PA: 2016-0077) APN: 044-242-240

Chair Mates confirmed that no one on the Commission had ex-parte communications regarding this project; several commissioners noted that they visited the site, and no conclusions were made.

Senior Planner Gill presented the staff report, outlined the project and discussed the conditions of approval.

In response to Commission questions, Thomas Liu (Applicant), clarified that the ground floor addition has a three foot set back and the porch will maintain the framework of the existing basement. He noted that the property landscaping is well maintained and the addition is designed to maintain existing site landscaping improvements.

Chair Mates opened the Public Hearing; no one came forward to speak. The Public Hearing was closed.

Commission discussion ensued regarding the project. Commissioners concurred that the project is generally not well articulated for the street elevation and a revised front elevation with modified placement of windows and doors is necessary. The Commission recommended approval of the project with recommendations discussed.

ACTION: On A Motion By Commissioner Meola, Seconded By Commissioner Majeski Approving A Single Family Design Review At 2110 Pullman Avenue (Appl. No. PA2016-0077) with amended conditions discussed.

Passed 6/1 (Goldfarb absent)

Resolution 2017-12

Chair Mates allowed public comment to a member of the audience who was not present for the community forum section of the agenda.

Max Reinhardt, Real Estate Agent, spoke regarding Hillside Residential/Open Space language in the Belmont Zoning Code.

OTHER BUSINESS / UPDATES

Community Development Director De Melo reminded the Commission of the upcoming April 25th City Council meeting; he noted that a study session on the Measure I Committee will take place prior to the meeting and the Accessory Dwelling Units item will also be discussed. He noted that the Clear Channel Billboard is fully operational and the City is deriving revenue. The grading moratorium has been lifted for the season and new home permits are being issued. He stated that the General Plan Update project is moving forward and a Draft EIR release is planned for June and public hearings for adoption of all related documents are anticipated in late Fall.

ADJOURNMENT at this time being 8:05 P.M to a regular meeting of the Planning Commission to be held on May 16, 2017.

Jozi Plut
Executive Assistant

Meeting televised and web streamed.